

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 17, 2004

ITEMS No. 5 & 6

SUBJECT	DC Ranch Parcel 1.12 8-PP-2004 & 36-DR-2004
REQUEST	<p>Request to approve preliminary plat, site plan & elevations for a 38-townhome development on 10+/- acres.</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• This is a new development/subdivision in DC Ranch's Planning Unit 1.• The development will comply with the Master Plans for Planning Unit 1.• This development is located in the Airport Influence Area. <p>Related Policies, References: 54-ZN-1989#1 thru 8, 5-MP-2002, Community Facilities District</p>
OWNER	Artisan Homes 602-277-5638
APPLICANT CONTACT	Landmark Engineering 602-861-2005
LOCATION	17800 N 94th St
BACKGROUND	<p>Zoning. DC Ranch is a master planned community. The site is zoned Single Family Residential District/Planned Community District (R1-7/PCD). Per the master development plan, the R1-7/PCD zoning district allows for 5,000-square-foot, or larger, residential lot sizes as well as townhomes.</p> <p>Context. Planning Unit 1 of DC Ranch is generally located between Pima Road to the west and 94th Street to the east, and between Union Hills Road to the north and Bell Road to the south. Planning Unit 1 is relatively flat (lower desert landform), and is zoned for both residential and commercial land uses.</p> <p>Parcel 1.12 consists of approximately 10 acres and is located at the northwest corner of 94th Street and Palo Brea Bend. The property abuts an existing wash to the east. The site is surrounded by R1-7/PCD District to the north, west, and southeast, and by Multi-family Residential (R-5/PCD) to the south, and Single Family Residential/Environmentally Sensitive Lands (R1-35/ESL) to the northeast.</p>

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APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This is a request for approval of a preliminary subdivision plat of 10 acres into 38 townhomes. There will be one point of access to the subdivision from 94th Street, with a secondary emergency access also from 94th Street. All development will comply with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP).

The townhome units will vary between one and two stories, and each have its own lot and share common walls. There will be a combination of duplex building groups and triplex building groups. The fronts of the units and the adjoining common areas will be accessible by sidewalks, and a neighborhood trail will tie into the adjacent community trail. The development will also have recreational amenities that include landscaped open spaces, a pool with a ramada, and picnic areas. Landscaping will be a lower Sonoran Desert theme and will conform to the Environmental Design Master Plan (EDMP).

The applicant proposes using a combination of Monterey and Western Ranch Territorial architecture styles for the buildings proposed in the development. The buildings propose using a variety of materials and colors, including concrete roof tiles, stucco exteriors with a variety of earth tone paint colors, and stone and brick accents.

Development information.

- | | |
|---------------------------|-------------------------|
| • <i>Existing Use:</i> | Vacant |
| • <i>Parcel Size:</i> | 10 acres |
| • <i>Number of Lots:</i> | 38 (3.8 homes per acre) |
| • <i>Building Height:</i> | 25 feet |

IMPACT ANALYSIS

Traffic.

Roads identified in the approved Master Circulation Plan are under construction as part of a joint effort between the developer and an approved Community Facilities District. Internal streets will be private. The access to this subdivision conforms to the DC Ranch Master Plan street system and there is adequate capacity on 94th Street for this development.

Airport Vicinity.

This development is located in the Scottsdale Airport Noise Influence Area. Due to the proximity of future homes to the Scottsdale Airport, the applicant has worked with the airport staff to provide notification documentation to future homebuyers pertaining to airport activities. The notification documentation will be distributed through the supplemental declaration of covenants, conditions, and restrictions. Use of insulation for home construction will help attenuate noise from aircraft. Both the notification and insulation proposed exceed requirements of the airport, zoning regulations, the DC Ranch development agreement, and requirements of existing residential development adjacent to Planning Unit I.

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Parking.

Parking will be provided for each unit in garages and parking courts along the private internal street.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service the site. There are no anticipated uses as this area has been master planned for the proposed uses.

Police/Fire.

Police and fire facilities exist in the DC Ranch Master Planned Community, and no service impacts are anticipated.

Schools.

Scottsdale Unified School District indicates there are no capacity issues because the proposal is consistent with the approved master plan land use budget.

Open space.

Open space will be provided within the subdivision, and along the surrounding streets and adjacent wash.

Community Involvement.

DC Ranch has posted this development in their newsletter, and surrounding neighborhoods have been notified. Other than general inquiries, there have been no comments regarding this case.

Community Impact.

DC Ranch has prepared Master Development Plans to address water, wastewater, drainage, and circulation issues, as well as a master environmental design plan. The nearest existing residential neighborhood is approximately 1/2 mile to the north. The site design limits impacts to the surrounding roadway and the abutting wash.

STAFF
RECOMMENDATION

RESPONSIBLE
DEPT(S)

STAFF CONTACT(S)

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

Planning and Development Services Department

Current Planning Services

Tim Curtis
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

Scottsdale Development Review Board Report
Cases Nos. 8-PP-2004 & 36-DR-2004

APPROVED BY

Tim Curtis
Report Author

Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
 2. Context Aerial
 - 2A. Aerial Close-Up
 3. Zoning Map
 4. Preliminary Plat Map (3 pgs)
 5. Conceptual Landscape & Wall Plan
 6. Duplex 1A Elevations (2 pgs)
 7. Duplex 1B Elevations (2 pgs)
 8. Triplex A Elevations (2 pgs)
 9. Triplex B Elevations (2 pgs)
 - A. Fire Ordinance Requirements
 - B. 8-PP-2004 Stipulations
 - C. 8-PP-2004 Zoning Ordinance Requirements
 - D. 36-DR-2004 Stipulations/Zoning Ordinance Requirements
- Enclosure: 11x17 Booklets

DC RANCH – PARCEL 1.12**DC RANCH PARCEL 1.12 PRELIMINARY PLAT NARRATIVE****1. INTRODUCTION AND PROJECT DEVELOPMENT TEAM**

DC Ranch Parcel 1.12 ("Site") is a proposed attached unit townhouse development in the DC Ranch Master Planned Community. The Site contains 9.82 gross acres and is located at the northwest corner of 94th Street and Loop Road in Scottsdale, Arizona ("City"). The Developer, Artisan Homes, Inc., plans to develop the project under the current R1-7 zoning. The Developer proposes 37 single-family lots with one townhouse unit on each lot. The units will share a common wall and vary in combination from duplex to triplex. There will be a total of 14 groups of duplex and 3 groups of triplex-style buildings within the Site.

Development Team**OWNER/DEVELOPER**

DC Ranch, L.L.C./Artisan Homes, Inc.
Contact: Rod Tomita or Eric Brown
1410 North Central Avenue
Phoenix, AZ 85004
(602) 277-5638

PLANNING

Landmark Engineering, Inc.
Contact: Gary Claybaugh
7310 North 16th Street, Suite 285
Phoenix, Arizona 85020
(602) 861-2005

SURVEYING - PLATTING

Landmark Engineering, Inc.
Contact: Jess Alvarez, R.L.S.
7310 North 16th Street, Suite 285
Phoenix, Arizona 85020
(602) 861-2005

CIVIL ENGINEERING

Landmark Engineering, Inc.
Contact: James D. Lemon, P.E.
7310 North 16th Street, Suite 285
Phoenix, Arizona 85020
(602) 861-2005

SURVEYING – LEGALS & FIELD SERVICE

Wood, Patel & Associates, Inc.
Contact: Dan Cronin
2051 West Northern Avenue, Suite 100
Phoenix, Arizona 85020
(602) 861-2005

ARCHITECT

William Hezmalhalch Architects, Inc.
Contact: Tuan Winn
2850 Redhill Avenue, Suite 200
Santa Ana, California 92705-5543
(949) 250-0607 Ext. 8752

2. DESIGN AND ARCHITECTURE

The 37 residential units are designed with clean horizontal building lines, fronts oriented to open space and views, private courtyards, and garages located on rear private drives.

The Site has been designed for easy access and maneuverability, utilizing a wide divided entry, private streets and drives, and landscaped medians. The Site is accessed from 94th Street via a private gated entry located on the east side of the property. A roundabout containing a landscaped median marks the intersection of the entry and the north-south private street. Adjacent to the entry roundabout is a 100' wide common open space to be utilized as a community recreation area, which includes a pool and a ramada. This area is contiguous to a natural, undisturbed wash on the western side of the Site. The full expanse of the wash provides a sandy bottomed, tree-lined view corridor that is beautiful to look at and gives the project a preserve-living feel to the neighborhood. A community trail, which is part of DC Ranch trail system, runs adjacent to the Site in this preserved wash.

DC RANCH – PARCEL 1.12

The townhouses in this upscale residential project will be common-walled homes, yet each unit, along with their courtyards will be on their own individual lot. Each unit will have a 2-car garage. The courtyard areas have been designed to provide the individual homeowner a substantial area to create a living space for relaxation and entertainment. Approximately thirty-seven percent (37%) of the project will be landscaped open space with a continuation of the desert theme predominate in DC Ranch. The recreational amenities of this development will be a centralized pool area with a ramada, barbeque, picnic tables and benches. Additional park benches will be placed at certain key vistas within the project. The fronts of the individual units and the adjoining common areas will be accessible by sidewalks, and a neighborhood trail will tie into the adjacent development trail and public sidewalks.

A Homeowners Association ("HOA") for the development will maintain the landscaped open space and project amenities, the sidewalks and neighborhood trails, the screening walls, landscaped lot areas adjacent to the driveways homes and private courtyards, entry feature and signage, and the private street and private accessways.

3. GENERAL PLAN CONFORMITY

a. Character and Design Element

DC Ranch Parcel 1.12 is in the Character Area known as DC Ranch. The area containing the Site serves as a transition between the older, low density areas to the north, the McDowell Mountain Sonoran Preserve to the east, and the future employment and transportation corridors to the southwest. Parcel 1.12 is in a Desert Suburban character type area. The townhome design lends to the more up-beat city feeling, while the mountain views and the proximity of the 404 wash maintain a more natural atmosphere. The General Plan shows the area designated for "natural" streetscape areas. Landscaping will be desert-like and densities of planting areas will be similar to the area's natural conditions.

b. Land Use Element

Parcel 1.12 is in a currently sparsely developed portion of DC Ranch. According to the General Plan, the area is to be Suburban Neighborhood, with medium to small single-family lots. Densities are to be more than one but less than 8 houses per acre. Townhouses are permitted under the Suburban Neighborhood classification. The General Plan expects that Suburban Neighborhood terrain will be relatively flat, and Parcel 1.12 is no exception. Preservation of environmental features is a key consideration in the design of Parcel 1.12.

c. Growth Areas Element.

DC Ranch is not within any Activity Area or Growth Area. It is near to the Growth Area that centers at Bell Road and Hayden Road.

d. Open Space and Recreation Element

Parcel 1.12 is less than a mile from DC Ranch Parcel 1.4, which is designated as a large City Park. The General Plan shows a Neighborhood Park across 94th Street east of Parcel 1.12.

e. Preservation and Environmental Planning Element

The Environmentally Sensitive Landforms Map designates parcel 1.12 as Lower Desert. It is not in a special needs area.

f. Public Services and Facilities Element

Parcel 1.12 is in the Chaparral Complex of the Scottsdale Unified School District. The Elementary and Middle Schools that will serve this area are approximately 2.5 miles to the north, while the High School is approximately 5 miles to the southwest.

DC RANCH – PARCEL 1.12

4. EXISTING SITE CONDITIONS

The area containing Parcel 1.12 is currently undeveloped, consisting of a rural desert environment. A few unnamed dirt roads and tracks criss-cross the area. The Site borders the proposed public streets, 94th Street on the east and Loop Road on the south. The western boundary of the Site is contiguous to a natural wash.

The trees are the only significant native vegetation on the Site. The wildlife species most likely to be found on the Site include jackrabbits, skunks, coyotes, mourning doves, quail and songbirds. The most striking natural feature of the Site is the view of the surrounding mountains from several vistas.

a. Drainage

The Site drains to the southwest on a very slight slope. A natural wash is contiguous to the Site along the entirety of the western boundary line. It is in Flood Zone "AO" which is defined as:

"Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined."

b. Relationship to Surrounding Properties

Parcel 1.12 is part of the Master Planned Community of DC Ranch.

North: North of the Site is undeveloped desert land. The property is known as Parcel 1.13 of DC Ranch, and is zoned R1-7.

East: The eastern border of the Site is 94th Street. Across the street from the Site is undeveloped desert land. The northern portion of the adjacent property is zoned R1-7 and is not part of DC Ranch. The southern portion of the adjacent property is DC Ranch Parcel 1.10 and is zoned R-5.

South: The Site is bound on the south by Loop Road. South of Loop Road is another part of DC Ranch, Parcel 1.10, which is zoned R-5. This parcel is currently undeveloped desert land.

West: The Site is bound on the west by a natural wash. Across the wash to the west is DC Ranch Parcel 1.18. It is zoned R1-7 and is currently undeveloped.

c. Accessibility

Loop 101 is less than a mile to the west, accessible via Bell Road, which intersects 94th Street about ¾ of a mile south of Parcel 1.12. Also to the west, at the same alignment as Loop 101, is Pima Road.

5. PROPOSED LAND USE

a. General Site Description

Parcel 1.12 has been designed to consist of 37 single-family attached homes, along a central private road. The Site is planned with clean horizontal lines and an exceptional view of the surrounding mountains. An integrated, continuous open space is provided throughout the development and will be landscaped with a desert theme in keeping with the Suburban Desert character area.

Density, setbacks, percent of open space, etc., are all in accordance with the approved Master Planned Community DC Ranch. The DC Ranch MPC also designates the product type, single-family attached units.

b. Lot Sizing and Placement

Each townhouse has its own lot, either in a duplex or triplex configuration. However, each of those townhouses will share a common interior wall, and therefore a common lot line. The multiple private courtyards created within the lot are planned to be varied in size and shape, but will be designed with a minimum of approximately 10 square feet of useable area. The lot line on the outside or end of each unit will be placed a minimum of 10 feet from the outside wall of the unit and will include the private courtyards. The lot lines for each townhouse have also been extended to abut the private accessways, thereby allowing each townhouse and its garage to front on the point of access.

DC RANCH – PARCEL 1.12

The perimeter building setbacks will be at least 15 feet for single-story buildings with an additional 10 feet of setback for each additional story. The project is planned to have both one and two story units. Each townhouse will have its own two-car garage.

The entire project has been designed with the perimeter containing a significant amount of open space. No buildings will be placed nearer than 20 feet to a dedicated public street. The open space areas are easily accessible by means of the private sidewalks or the neighborhood trail. The private streets, private accessways and the landscaped open space, recreation areas, sidewalks and neighborhood trail will be maintained by a duly established HOA.

c. Traffic and Circulation

The Site is served by a private street running north and south, with access to 94th Street on the east. There will be a roundabout where the entry road from 94th Street meets the private street. The townhouses, with their rear garages, front on, and will be accessed by 24-foot private accessways that connect to the centralized 30-foot private street. Both ends of this private street are designed with cul-de-sacs with landscaped circular medians. Besides the available on street parking, additional designated guest parking will be placed along the private street adjacent to the townhouses.

6. UTILITIES

The City will provide the sewer, water, police, fire protection, and refuse collection. Private utility companies will provide electric, gas, telephone and cable services to the Site.

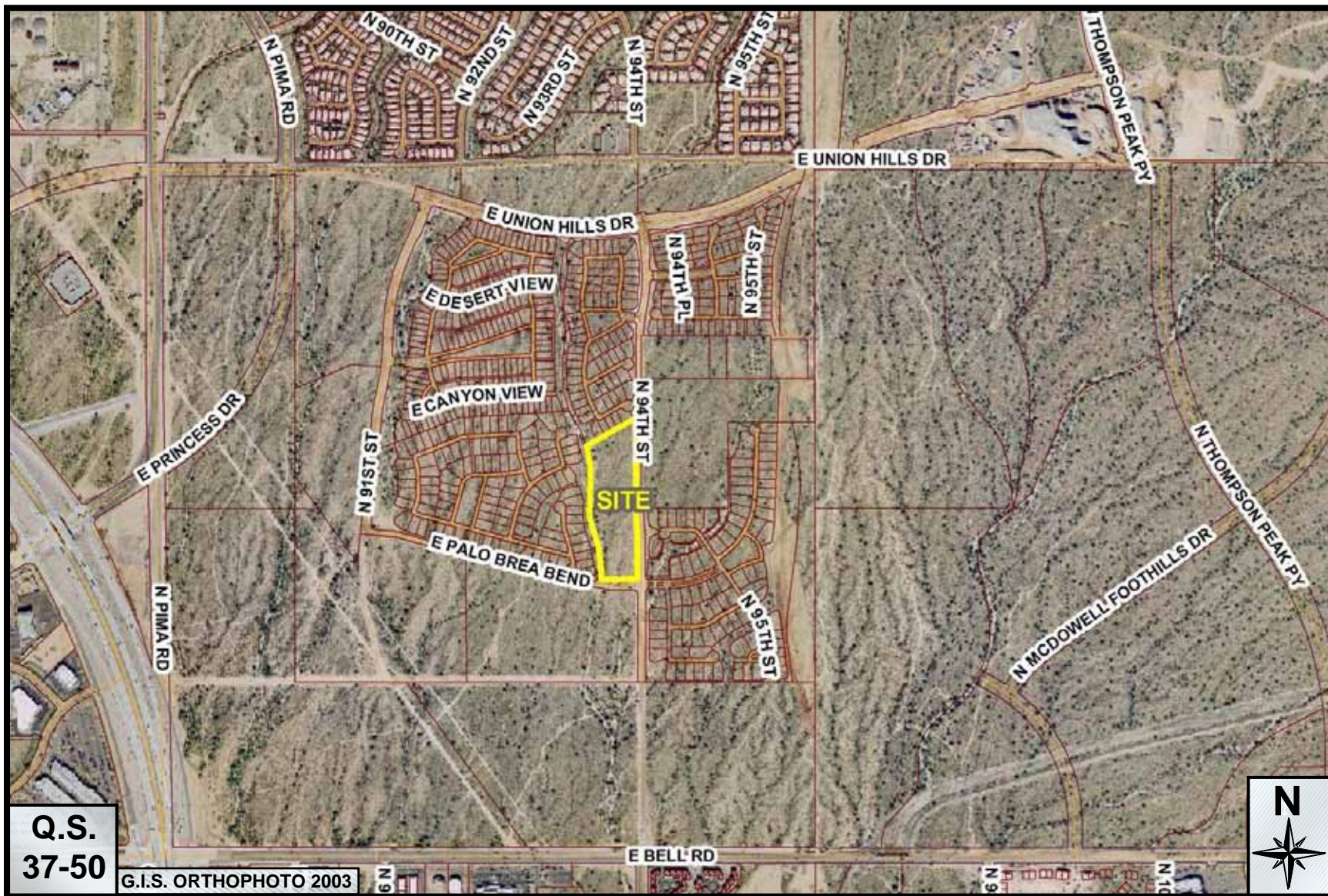
All utilities will be placed underground. Streetlights and fire hydrants will be provided according to City code and in accordance with the recommendations of the City Engineering and Fire Departments.

Electric: The Site is located in an area serviced by Arizona Public Service Company ("APS")

Gas: The Site is located in an area serviced by Southwest Gas Company.

Telephone: Site is located in an area that is serviced by Qwest Communications.

Cable: Site located in an area that is serviced by Cox Communications.



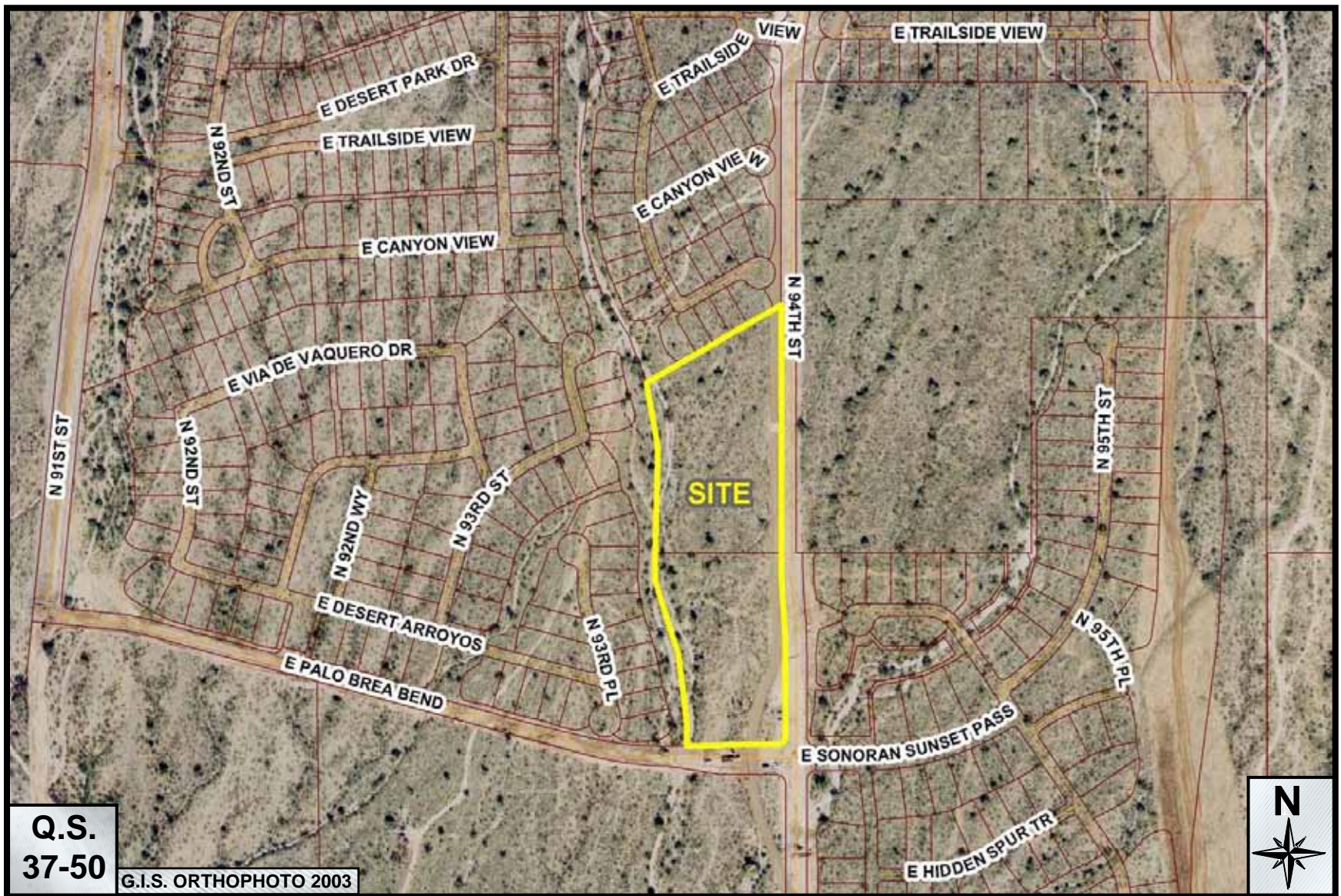
Q.S.
37-50

G.I.S. ORTHOPHOTO 2003

DC Ranch Parcel 1.12

8-PP-2004 & 36-DR-2004

ATTACHMENT #2



Q.S.
37-50

G.I.S. ORTHOPHOTO 2003

DC Ranch Parcel 1.12

8-PP-2004 & 36-DR-2004

ATTACHMENT #2A



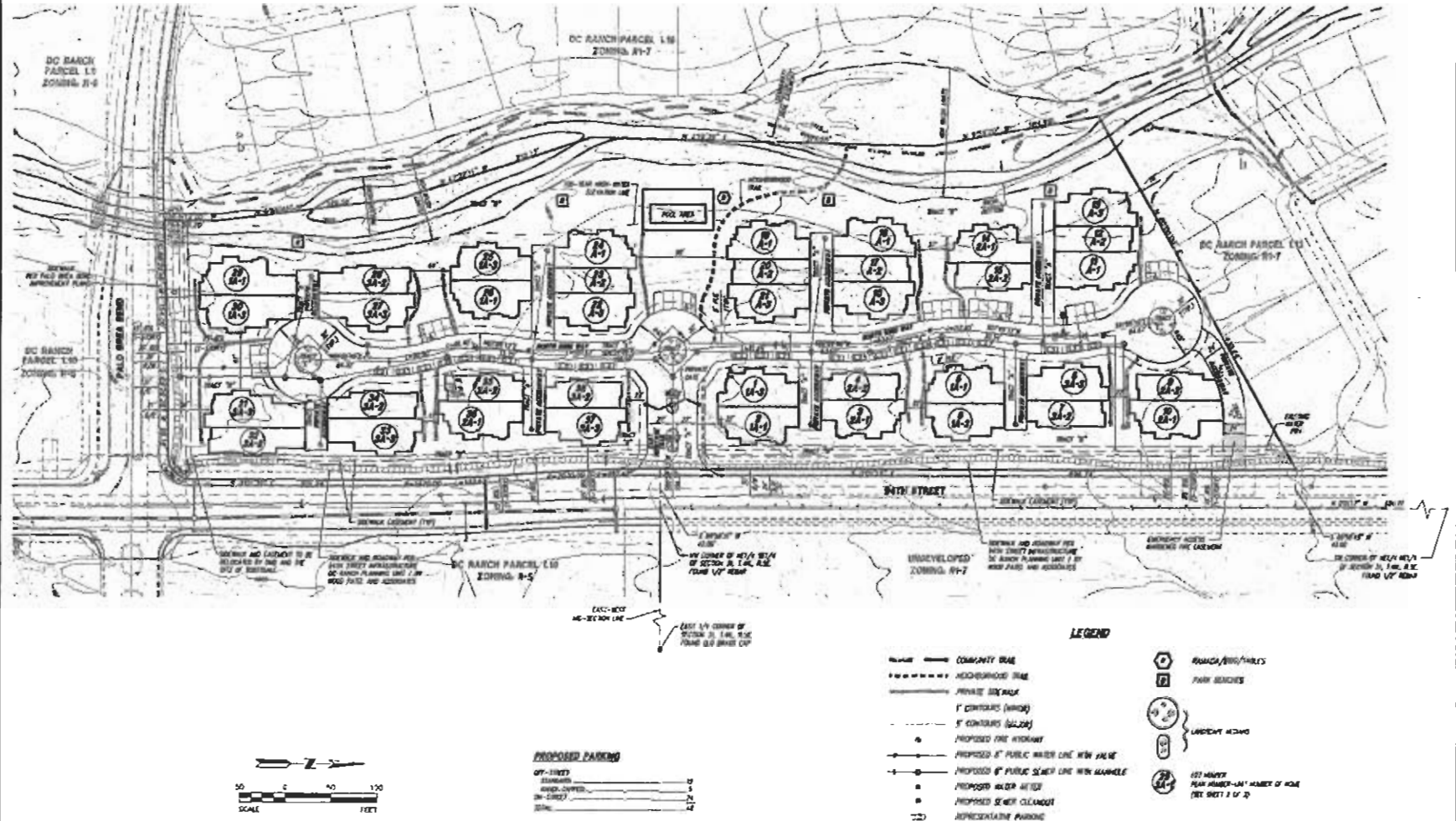
AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 5 EAST, Q.A.S.R.B.&M, CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



1. 3x7

DC RANCH PARCEL 1.12 PRELIMINARY PLAT

AN ATTACHED UNIT TOWNHOUSE DEVELOPMENT IN SCOTTSDALE, ARIZONA
LOCATED IN A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 4 NORTH, RANGE 5 EAST, G.A.S.R.B.&M., CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA



- NOTES:
- SEE SHEET 2 OF 3 FOR TYPICAL LOT DIMENSIONS AND SERVICE/WATER CONNECTION TO LOTS FROM PRIVATE STREET.
 - SEE WALL LOCATION AND DETAILS ARE ON THE LANDSCAPE PLAN.
 - PRIVATE SIDEWALKS WILL CONNECT TO THE FRONT DOORS OF EACH HOME. SEE SHEET 2 OF 3 FOR TYPICAL CONNECTIONS.



LANDMARK
ENGINEERING INC.
7740 North 14th Street
Phoenix, Arizona 85018
LAND 001
06/08/2004

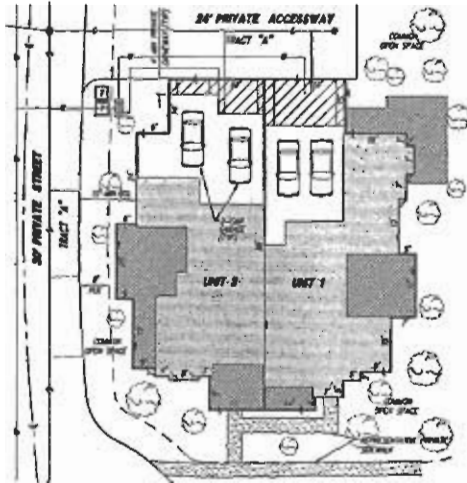
DC RANCH PARCEL 1.12
PRELIMINARY PLAT

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM LANDMARK ENGINEERING INC.

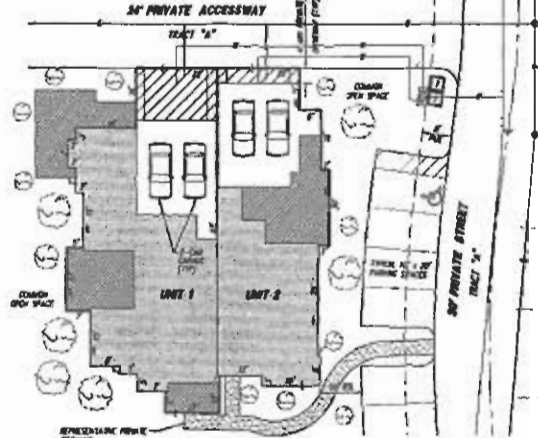
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CHECKED	RLB
DATE	5/6/2004
DATE	5/6/2004

DC RANCH PARCEL 1.12 PRELIMINARY PLAT

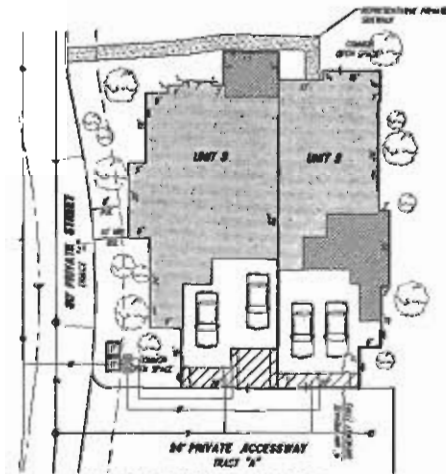
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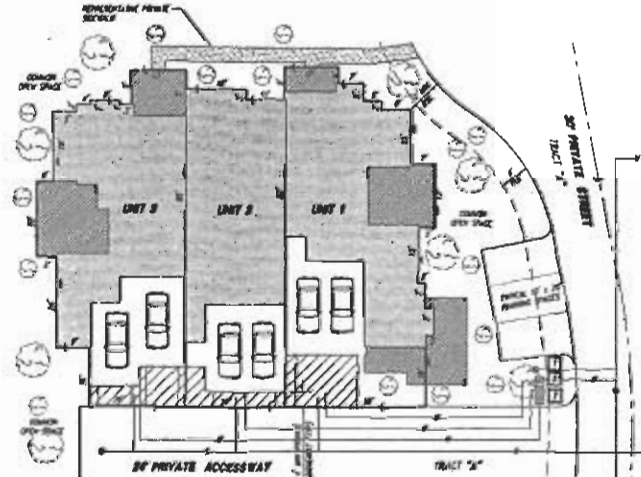
REPRESENTATIVE BUILDING COMPLEX PLAN A7
WITH LOT DIMENSIONS AND WATER AND SEWER LAYOUT
N.T.S.



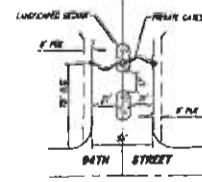
REPRESENTATIVE BUILDING COMPLEX PLAN A7
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N.T.S.



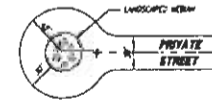
REPRESENTATIVE BUILDING COMPLEX PLAN A7
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N.T.S.



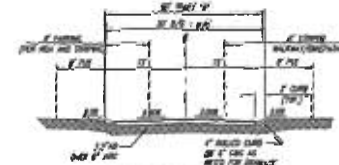
REPRESENTATIVE BUILDING COMPLEX PLAN A7
WITH LOT DIMENSIONS AND WATER AND SEWER LAYOUT
N.T.S.



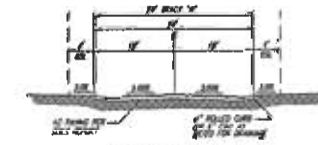
TYPICAL GATE ENTRANCE
N.T.S.



TYPICAL ON-OFF-SIDE
N.T.S.



TYPICAL LOCAL RESIDENTIAL
PRIVATE STREET
N.T.S.



TYPICAL 36' PRIVATE ACCESSWAY
AND UTILITY EASEMENT
N.T.S.

LEGEND

- PROPOSED WATER MAIN
- PROPOSED SANITARY MAIN
- PROPOSED TOWNHOUSE BUILDING
- PROPOSED PRIVATE WALKWAY
- PROPOSED PRIVATE DRIVEWAY
- PROPOSED 6" PUBLIC WATER LINE
- PROPOSED 6" PUBLIC SANITARY LINE WITH MANHOLE
- PROPOSED TRAP CLEANOUT
- PROPOSED FIRE HYDRANT
- REPRESENTATIVE CIRCULATION



LANDMARK
ENGINEERING INC.
2015
7218 North 10th Street
Phoenix, Arizona 85021

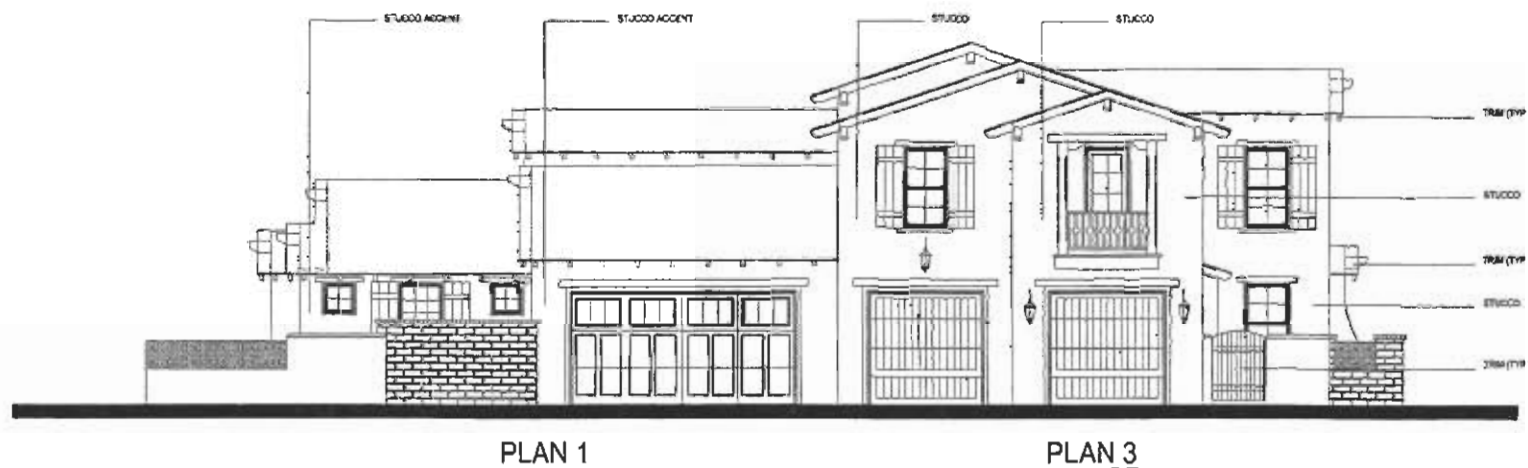
DC RANCH PARCEL 1.12
PRELIMINARY PLAT

ALL DIMENSIONS AND TOLERANCES TO BE AS SHOWN ON THE PLAT. NO DIMENSIONS SHALL BE USED TO CONSTRUCT THE PLAT.

DATE	05/18/04
BY	rob b
CHECKED BY	rob b
DATE	05/18/04



FRONT ELEVATION

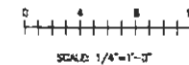


REAR ELEVATION

36-DR-2004

5/14/04

ELEVATIONS
DUPLEX 1A "MONTEREY"



ARTISAN HOMES
1434 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 602-333-4400
FAX: 602-333-4401

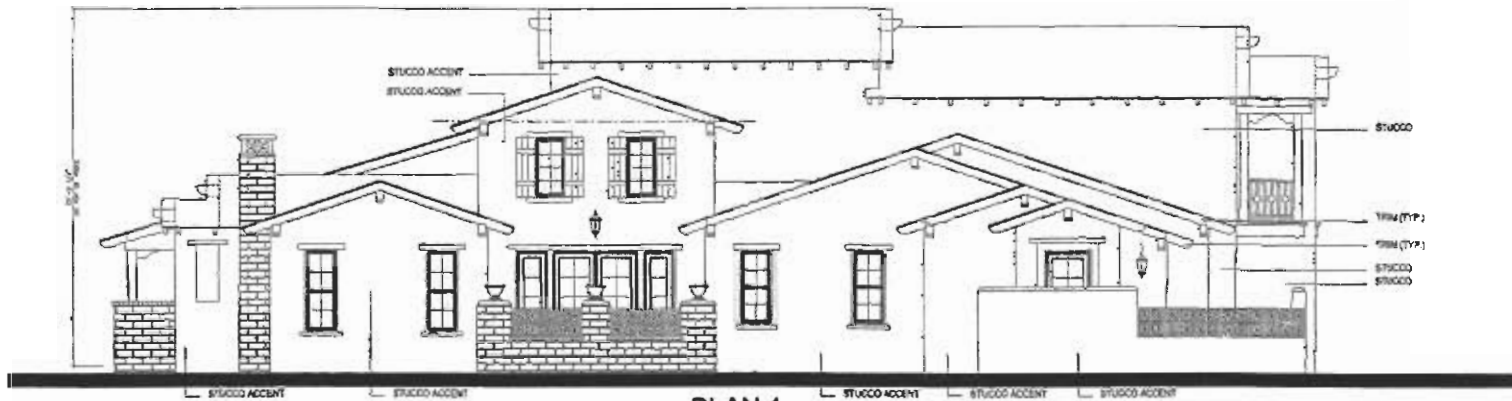
Design Professionals, LLC
1434 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 602-333-4400
FAX: 602-333-4401

THE VILLAS @ DESERT PARK VILLAGE
DC-RANCH, SCOTTSDALE, AZ
NOT FOR CONSTRUCTION

DATE: 5/14/04
BY: [Signature]

DUPLEX

1/4"=1'-0"



PLAN 1

RIGHT ELEVATION



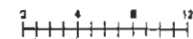
PLAN 3

LEFT ELEVATION

36-DR-2004

5/14/04

ELEVATIONS
DUPLEX 1A "MONTEREY"



SCALE: 1/4"=1'-0"

ARTISAN HOMES
1100 NORTH CENTRAL AVENUE
TUCSON, ARIZONA 85712
PHONE: 520-225-1887

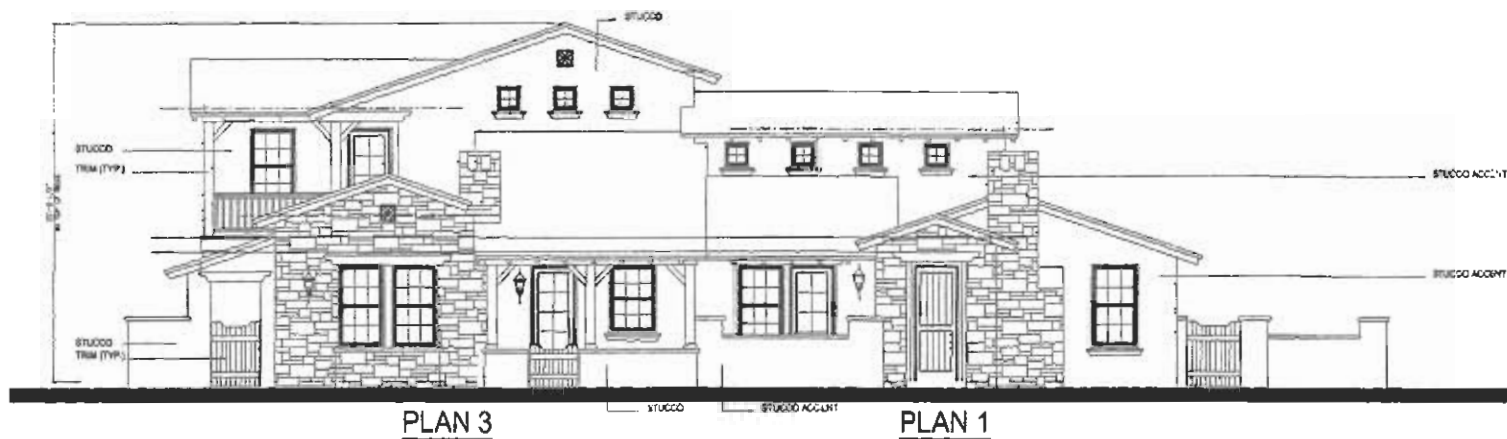
Design Professionals, LLC
DESIGN PROFESSIONALS, LLC
1100 NORTH CENTRAL AVENUE
TUCSON, ARIZONA 85712
PHONE: 520-225-1887
WWW.DESIGNPROFESSIONALS.COM

THE VILLAS @ DESERT PARK VILLAGE
DC RANCH, SCOTTSDALE, AZ.
NOT FOR CONSTRUCTION

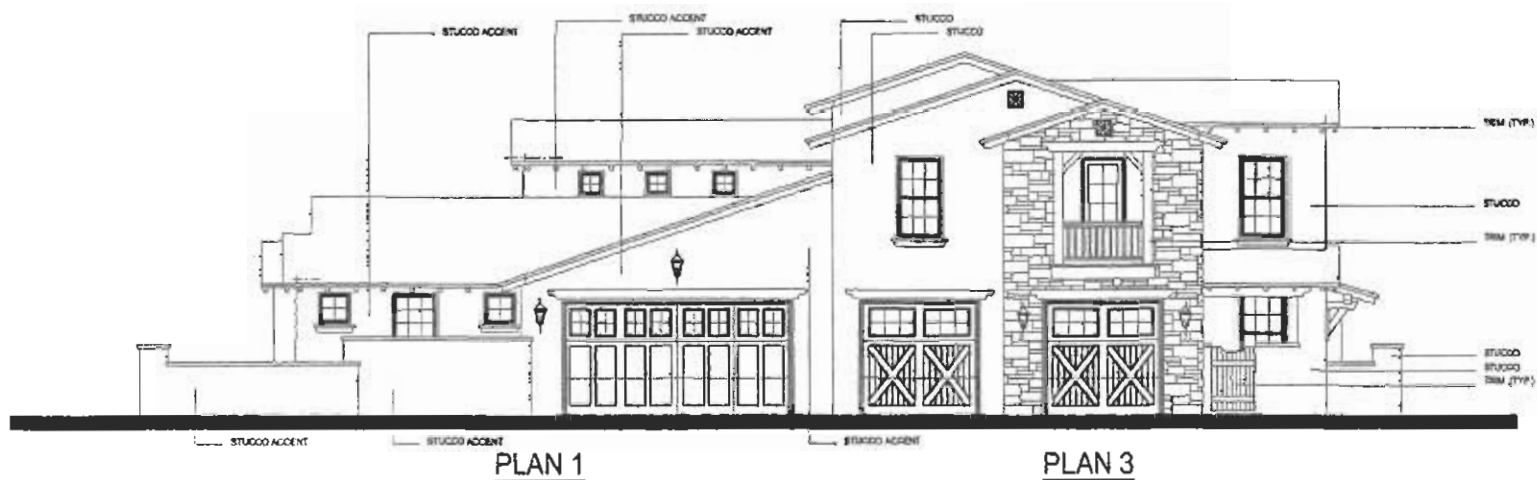
NO.	DATE	DESCRIPTION
1	5/14/04	ISSUED FOR PERMIT

36-DR-2004
DUPLEX

SHEET



FRONT ELEVATION



REAR ELEVATION

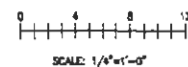
36-DR-2004

5/14/04

ELEVATIONS

DUPLEX 18

"WESTERN RANCH TERRITORIAL"



ARTISAN HOMES
100 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 602-944-1000

Design Professionals, LLC
100 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 602-944-1000
[i] PLAN, LLC
100 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 602-944-1000

THE VILLAS @ DESERT PARK VILLAGE
DC RANCH, SCOTTSDALE, AZ.
NOT FOR CONSTRUCTION

DATE: 5/14/04
BY: [signature]
CHECKED: [signature]
APPROVED: [signature]

NAME: [blank]
DUPLEX

POST: [blank]



PLAN 1
RIGHT ELEVATION



PLAN 3
LEFT ELEVATION

36-DR-2004
5/14/04

ELEVATIONS
DUPLEX 1B
"WESTERN RANCH TERRITORIAL"

0 4 8 12
SCALE: 1/4"=1'-0"

ARTISAN HOMES
1800 N. GILBERT AVENUE
PHOENIX, ARIZONA 85004
PH: 602.224.4837

Design Professionals, LLC
10000 N. 19TH AVENUE, SUITE 100
DENVER, COLORADO 80202
PH: 303.751.1100
PLAN, ILLC.

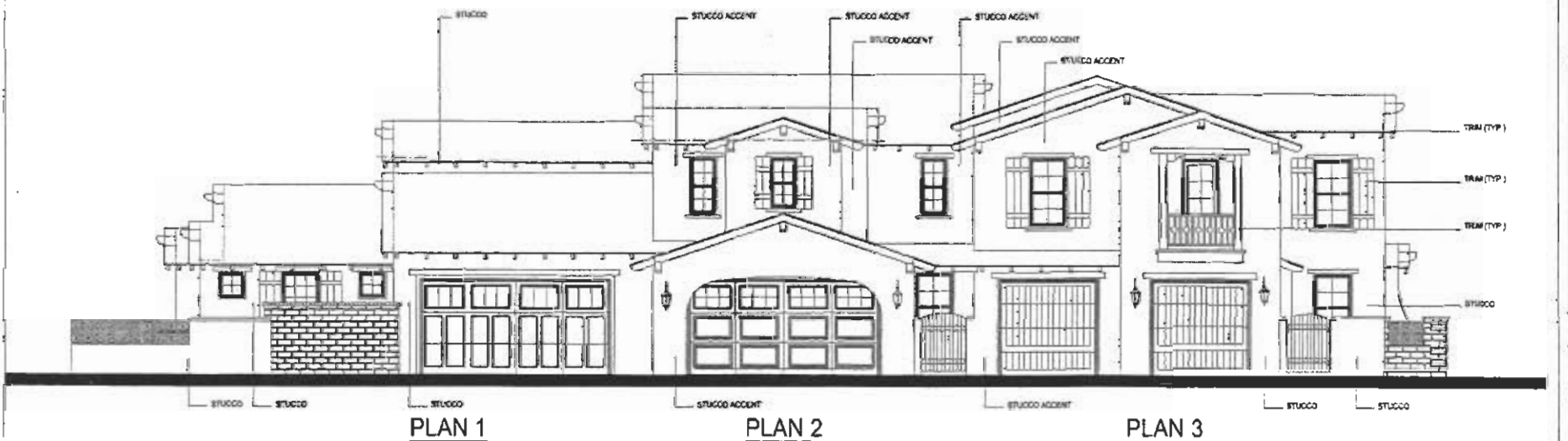
THE VILLAS @ DESERT PARK VILLAGE
100 RANCH, SODDYSDALE, AZ.
NOT FOR CONSTRUCTION

DATE: 5/14/04
BY: [Signature]

DUPLEX



FRONT ELEVATION

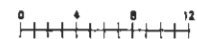


REAR ELEVATION

36-DR-2004

5/14/04

ELEVATIONS
TRIPLEX A "MONTEREY"



SCALE: 1/4"=1'-0"

ARTISAN HOMES
1000 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 602.441.4444
FAX: 602.441.4444

Design Professionals, LLC
1000 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: 602.441.4444
FAX: 602.441.4444

THE VILLAS @ DESERT PARK VILLAGE
DC RANCH, SCOTTSDALE, AZ
NOT FOR CONSTRUCTION

DATE: 5/14/04
BY: [Signature]

TRIPLEX

DATE: 5/14/04
BY: [Signature]

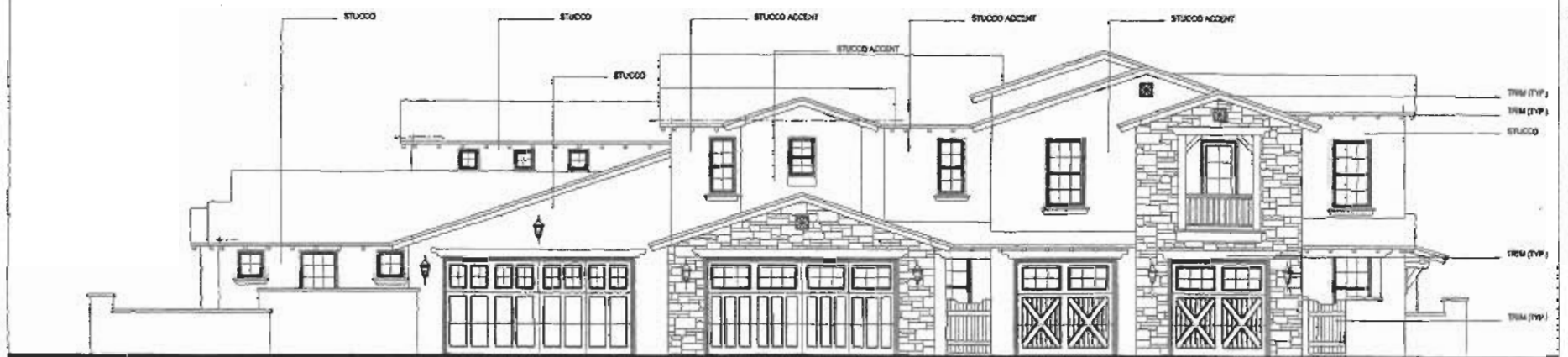


PLAN 3

PLAN 2

PLAN 1

FRONT ELEVATION



PLAN 1

PLAN 2

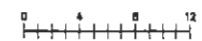
PLAN 3

REAR ELEVATION

36-DR-2004

5/14/04

ELEVATIONS
TRIPLEX B
"WESTERN RANCH TERRITORIAL"



SCALE: 1/4"=1'-0"

ARTISAN HOMES
DESIGN PROFESSIONALS, LLC
1000 N. GILBERT AVENUE
SUITE 100
SCOTTSDALE, AZ 85257
TEL: 480-342-4800

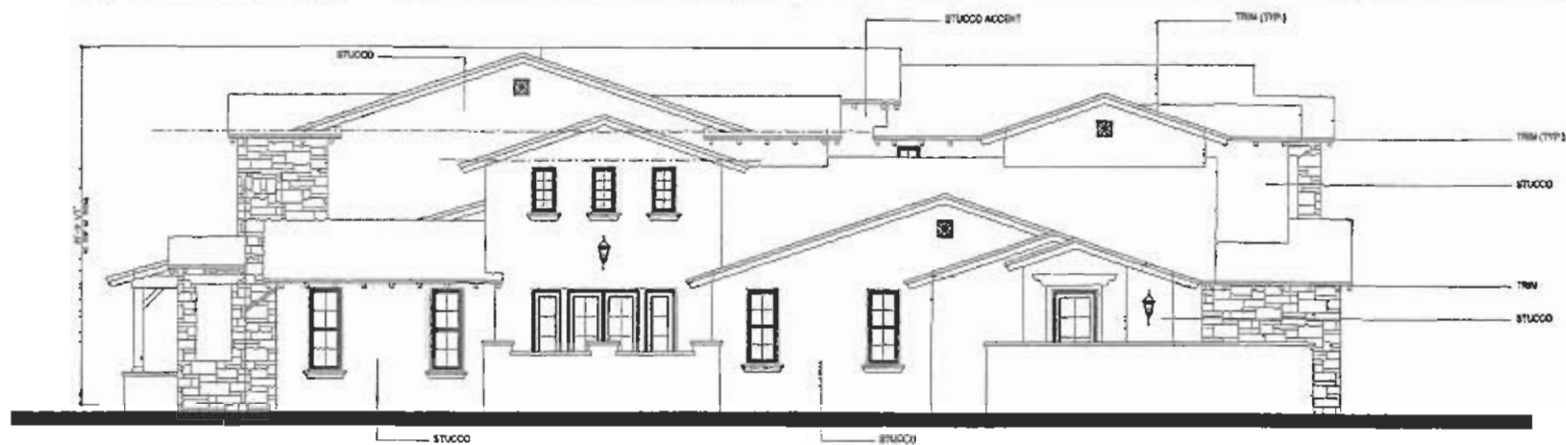
Design Professionals, LLC
1000 N. GILBERT AVENUE
SUITE 100
SCOTTSDALE, AZ 85257
TEL: 480-342-4800
© PLAN, LLC

THE VILLAS @ DESERT PARK VILLAGE
DC RANCH, SCOTTSDALE, AZ
NOT FOR CONSTRUCTION

REV. DATE
REV. DATE

PLAN
TRIPLEX

SHEET



PLAN 1

RIGHT ELEVATION



PLAN 3

LEFT ELEVATION

36-DR-2004

5/14/04

ELEVATIONS
TRIPLEX B
"WESTERN RANCH TERRITORIAL"

0 4 8 12
SCALE: 1/4"=1'-0"

ARTISAN HOMES
1414 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PHONE 602-952-2222
FAX 602-952-4827

Design Professionals, LLC
1001 East McDowell Road, Suite 100
Phoenix, Arizona 85006
E PLANN, LLC
1001 East McDowell Road, Suite 100
Phoenix, Arizona 85006

THE VILLAS @ DESERT PARK VILLAGE
DC RANCH, SCOTTSDALE, AZ.
NOT FOR CONSTRUCTION

REV. DATE
1. 5/14/04

TRIPLEX

SHEET

D.C. RANCH PARCEL
1.12 PRELIM. PLAT
17800 N. 94TH. ST.
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

INGRESS & EGRESS SHALL BE A MIN. 20'-00" EACH. PROVIDE A SECOND MEANS OF EMERGENCY VEHICLE ACCESS.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
 - ☐ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -03-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☒ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☒ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL STREETS AND PRIVATE DRIVEWAYS SHALL BE DESIGNED FOR A MIN. 100 YEAR STORM & FOR EMERGENCY VEHICLE ACCESS. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM.

ATTACHMENT A

RESIDENTIAL SUBDIVISION

STIPULATIONS FOR DC RANCH PARCEL 1.12 TOWNHOMES
CASE 8-PP-2004

FINAL PLATS MUST BE PER THE APPROVED PRELIMINARY PLAT WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN PERMITS

SITE DESIGN:

1. Site design shall conform to the land use budget for Planning Units 1 of case 54-ZN-89 #1-8, amended development standards for the R1-7 zoning district, and the Planning Master Plans for Planning Units 1 (PMP) to the satisfaction of Planning and Development Services' Plan Review staff.
2. The developer shall provide an update to the 54-ZN-89#1-8 Land Use Budget Summary, and the Residential Land Use Summary (specifically for DC Ranch Planning Units 1) with the final plans submittal. The updates to these Summaries shall document conformance with the maximum densities and units, and the minimum NAOS to be provided by Planning Units Planning Units 1as noted in case 54-ZN-89#1-8, to the satisfaction of Planning and Development Services' Plan Review staff.
3. Tracts reserved for open space or other uses shall conform to the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.
4. The design/elevations/color of proposed wash control devices shall be in conformance with the PMP, to the satisfaction of Planning and Development Services' Plan Review staff. With the final plans submittal, the developer shall provide elevations, sections, details, etc., which shall be subject to Planning and Development Services' Plan Review (planning and civil) approval.
5. Final plat shall identify the *ownership* and maintenance of any land not used for residential lots.
6. Within 120 days of City Council approval of the final plat, the developer shall submit to the Scottsdale Aviation Director, a recorded "Supplemental Declaration Of Covenants, Conditions and Restrictions and Supplement To The Covenant, and Airport Notification" for DC Ranch Parcel 1.12, to the satisfaction of the City Attorney.

BIKEPATHS/PUBLIC USE TRAILS:

1. The internal path and sidewalk system shall be consistent with the Parks and Circulation Plan in the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.
2. The developer shall indicate the location of trail connections and any associated easements with the final plans submittal.

ATTACHMENT B

WALL DESIGN:

1. The homeowners' association shall be responsible for the maintenance of the streetscape walls and site wall required for the street and infrastructure improvements. Note this requirement on the final plat.
2. All exposed walls and culverts shall include native stone veneer, textured stucco, or integrally colored concrete (or combination) having a color compatible to native soil, or otherwise approved by Planning and Development Services' Plan Review staff.

LANDSCAPING:

1. Landscaping shall be provided in accordance with Development Review Board case 36-DR-2004.

NATURAL AREA OPEN SPACE (NAOS) VISTA CORRIDORS:

1. If NAOS is proposed, provide a separate, dimensioned plan indicating the limits of construction to assure the (NAOS, drainage, vista corridor, and scenic corridor) remains natural - for field staff review and approval.
2. Vista Corridors easements shall be dedicated to the City of Scottsdale over washes that contain Q100 flows of 750 cfs and greater. The easement shall include the entire 100 year limits of inundation and shall be a minimum of 100-feet in width to the satisfaction of Planning and Development Services' Plan Review staff.
3. NAOS shall be dedicated over the entire vista corridor easements.

TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

INTERNAL CIRCULATION:

1. The internal streets and accessways shall be private. The private street and accessway tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
2. An 8-foot wide public utility easement shall be dedicated along both sides of the internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.
3. The circulation elements shall be in conformance with the DC Ranch Master Circulation Plan for Planning Unit 1.
4. Cul-de-sacs and roundabouts shall provide a minimum 45' diameter driveable surface in accordance with the commercial portion of Figure 8.1-2 of the City's Design Standards and Policies Manual, published December 1999.

STRIPING AND SIGNAGE PLAN:

1. All incidental signing and striping required by site roadway improvements shall be included on the roadway paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height, and 6 inches maximum width or diameter.
2. Sight distance easements shall be dedicated over sight distance triangles.
3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

REFUSE COLLECTION:

1. The City of Scottsdale's Solid Waste Services will not pick up individual refuse containers within the proposed private accessways in front of residences. Final plans shall designate refuse container pickup locations with lot or unit number specified and all container pickup locations shall be along the main internal drive.

SECONDARY FIRE ACCESS

1. The final plans shall show details of the secondary fire access point located at the north end of the development including gate, curb cut, surfacing, sidewalk (designed to meet H20 loading requirements). The secondary fire access shall meet the requirements of Rural Metro.

GATED ENTRY REQUIREMENTS

1. The gated entry shall comply with Figure 8.1-1 of the City's Design Standards and Policies Manual, published December 1999.

DRAINAGE AND FLOOD CONTROL STIPULATIONSDRAINAGE:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate conformance to City ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.
2. FINAL DRAINAGE REPORT. With the final improvement plans submittal, the developer shall submit a final drainage report and plan, subject to Plan Review and Permit Services Division

approval. Before the approval of final improvement plans by City staff, the developer shall submit two (2) hard copies of the complete final drainage report and plan. The final drainage report and plan shall:

- a. The final drainage report shall be in general conformance with the preliminary drainage report for DC Ranch Parcel 1.12 prepared by Landmark Engineering.
 - b. Reference and be consistent with the approved drainage report for DC Ranch Planning Unit 1.
 - c. Provide final calculations and detailed analyses that demonstrate consistency with the conceptual drainage report and plan accepted in concept by the Current Planning Services Division.
 - d. Provide calculations for sizing all road-crossing culverts. Provide calculations for determining depths of flow over all road crossings. Demonstrate that during the 100-year storm, all building lots will be accessible from the boundary of the development without having to drive through a depth of water of greater than 1 foot.
 - e. Show all upstream contributing basin areas, including calculations and analyses for the peak runoff entering the site. Include a discussion of how the lowest floor elevations are established.
 - f. Demonstrate that historical flow through the site has been maintained and that storm water runoff exiting this site has a safe place to flow.
 - g. Include an exhibit that indicates where the site lies within the FEMA designated areas and define all pertinent FEMA designations.
 - j. Where rip-rap is proposed, provide calculations for rip-rap lined channels and rip-rap outlet structures using the design criteria for characteristic sizing, gradation, thickness and filter-blanket requirements from the Drainage Design Manual for Maricopa County, Volume II, or hydraulic design of energy dissipaters for culverts and channels U.S. Department of Transportation, FHWA, September 1983.
3. STORM WATER STORAGE REQUIREMENT. Stormwater storage shall be provided per the approved addendum to the master drainage report and plan as stated in 2(a) above.
 4. SPLIT FLOWS. Per Section 2.2, page 8, of the Design Standards and Policies Manual, in setting finished floor elevations regarding upstream splits, the engineer shall assume that 100% of the flow could go either direction in any given flood event. For infrastructure design, the estimate of the actual split based on a hydraulic analysis of the existing channel cross-sections must include a minimum safety factor of 30%.
 5. UTILITY CONFLICT COORDINATION. Before improvement plan approval by the Plan Review and Permit Services Division, the developer shall submit a signed No Conflict form (not required for City-owned utilities) from every affected utility company.
 6. GRADING AND DRAINAGE PLAN. A final grading and drainage plan shall be submitted to the Plan Review and Permit Services Division. The grading and drainage plan shall include,

but not be limited to, the following:

- a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Provide a base plan sheet with topography at 2-foot minimum contour lines.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show top of curb elevations in front of each lot, at grade breaks and at intersection corners.
 - e. Show street cross slope direction (use arrows).
 - f. Show all easements including, but not limited to, slope, public utility, vehicular non-access, waterline, sanitary sewer line, etc.
 - g. Show all drainage facilities (culverts, storm drains, berms, swales, etc.). Show the sizes of all culverts.
 - h. Show $Q_{(100)}$ at all culvert inlets, where wash corridors converge, and at storm water entrance/exit points of the parcel boundaries.
 - i. Show the limits of inundation for all washes having a flow rate of 50 cfs or more using the peak runoff from the 100-year, 6-hour storm event.
 - j. Note: "Where used, rip-rap shall be placed so that a dense, uniform mass of durable, angular stones with no apparent voids or pockets is configured."
 - k. Show all multi-use paths and multi-use trails.
 - l. Show all walls, such as perimeter, screening and retaining walls.
 - m. *Wash stabilization options shall conform to the EDMP unless the City approves other options.*
7. OFF-SITE RUNOFF. All development shall be designed to satisfactorily convey peak discharge for the 100-year, 6-hour storm event through the site without significant damage to structures.
 8. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
 - a. Submit a Notice of Intent (NOI) to ADEQ;
 - b. Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;

- c. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two copies of the NOI and a copy of the Storm Water Pollution Prevention Plan.
 - d. Send a Notice of Termination (NOT) to ADEQ when construction is completed. Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100 or from ADEQ's web site: <http://www.adeq.state.az.us/environ/water/permits/stormwater.html#const>
9. SECTION 404 PERMITS. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 10. DUST CONTROL PERMITS. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (602-506-6700) for fees and application information.
 11. The preliminary plat shows improvements within the 100-year floodplain for the wash located west of this parcel. Final plans staff may require a backwater analysis as part of the final drainage report to assess the magnitude of the impacts to the existing 100-year floodplain and water surface elevations and mitigation for these impacts may be required.
 12. Lots 13, 14, 18, 22, 28, and 29 are in close proximity to the wash located west of this site. The final drainage report shall provide an analysis of the potential for erosion/meandering of this wash. Mitigation for potential erosion shall be provided if warranted based on the results of the analysis.
 13. The preliminary plat shows a portion of lot 32 within the existing sidewalk easement for 94th Street. The applicant will need to apply for a release of the affected portion of the easement from the City of Scottsdale. If the release of easement is not granted, the configuration of lots will need to be revised so that no portion of lot is within the easement or the lot removed.

DRAINAGE STRUCTURES:

1. RETAINING WALLS. Provide a structural design report for retaining walls, including but not limited to, scouring analyses and calculations for active forces based on an associated geotechnical analysis of the soil and soil conditions.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review and Permit Services Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall complete Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall complete the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, berms, and open channels as determined by City staff.

TRACTS AND EASEMENTS:

1. DEDICATIONS. Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, and for all FEMA regulatory floodways to the extent of the 100-year base flood elevation.
 - a. All drainage and flood control easements, including easements for storm water storage, shall be dedicated on the final plat with maintenance responsibility specified to be that of the Homeowners Association and or property owner.
 - b. Before any building permit is issued for the site, any additional drainage and flood control easements determined necessary due to final design analysis and proposed improvements, shall be dedicated to the City.
2. MAINTENANCE RESPONSIBILITY. Maintenance responsibility shall be that of the Homeowners Association and or property owner. All easement dedications shall demonstrate conformance

to the ordinances and the Scottsdale Revised Code – Section 37-45. In addition all easement dedications shall:

- a. Specify the right of the City to enter into the easement for the purposes of the removal of obstructions and or impedance to the watercourse that are deemed to be a public nuisance, when so designated by the Floodplain Administrator.
- b. Note that the Homeowners Association and or property owner shall pay actual costs for the removal of obstructions and or impedance to the watercourse.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. COMPLIANCE. The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance Requirements, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.
2. WATER AND WASTEWATER MASTER PLANS. All water and sewer lines shall be constructed in accordance with the City's Water and Wastewater Master Plans and the approved Master Water and Wastewater Plans for DC Ranch Planning Unit 1.
3. BASIS OF DESIGN REPORT (WATER). Before the second improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:
 - a. Identify the location, size, condition, and availability of existing water lines and water related facilities such as valves, service lines, fire hydrants, etc.
 - b. Evaluate the project's water demands and their impact on the existing water system.
 - c. Determine the need for any additional water lines and water related facilities to support the proposed development.
 - d. Conform to the City's Integrated Water Master Plan.
 - e. Identify the timing of and parties responsible for construction of all water facilities.
4. BASIS OF DESIGN REPORT (WASTEWATER). Before the second improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department. The basis of design report and plan shall:
 - a. Identify the location of, size, condition, and availability of existing sanitary sewer lines and wastewater-related facilities.
 - b. Evaluate the project's wastewater demands and their impact on the existing wastewater system.

- c. Determine the need for any additional wastewater lines and related facilities to support the proposed development.
 - d. Conform to the City's Wastewater System Master Plan.
 - e. Identify the timing of and parties responsible for construction of all wastewater facilities.
5. WATER SAMPLING STATIONS. Prior to the approval of the improvement plans by the Plan Review and Permit Services Division, all water sampling stations shall be shown and labeled on the improvement plans.
 - a. Water sampling station locations are subject to review and approval by the Water Quality Division. Contact Mr. Craig Miller at 480-312-8743 in the City of Scottsdale Water Resources Department for questions regarding the status of the review.
 - b. The Water Quality Division shall distribute copies of the approved sampling station location(s) to the Plan Review and Permit Services Division.
6. CLEARANCE FROM WALLS. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed (1) with gates or removable wall panels for maintenance and emergency access; or, (2) as a standard wall and the developer shall indemnify utility companies from damage to walls associated with repair of water and sewer lines.
7. PRESSURE FLOW TEST. At the time of final plan submittal, the developer shall submit an engineer's certification of adequate pressure and flow to the highest fire sprinkler floor elevation and a fire flow test of the water system.
8. MANHOLE LOCATION. Manholes shall not be located on lots.
9. LAYOUT OF WATER AND SEWER. The design/alignment of water and sewer shall comply with the requirements for water and sewer within DC Ranch and shall consist of a 9' parallel offset configuration with water and sewer under pavement when in a roadway section. Detailed design requirements for the alignment of water and sewer within DC Ranch may be obtained from final plan review staff.
10. The preliminary plat shows water services to the residences from the primary internal street. Public water mains will need to be extended into the private accessways and the services shall come off of the extended mains.
11. Where water and sewer lines are located outside of a roadway section, there shall be no trees of major cacti planted within 7 feet of water or sewer lines.
12. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering

Bulletin #10 *Guidelines for the Construction of Water Systems*, and applicable chapters of the Arizona Administrative Code, Title 18, Environmental Quality. In addition:

- a. Before approval of final improvement plans by the Plan Review and Permit Services Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
- b. Before commencing construction, the contractor or developer shall provide evidence to City staff that a Certificate of Approval to Construct and/or Provisional Verification of General Permit Conformance has been approved by MCESD.
- c. Before building permits are issued, the developer shall submit to the City a Certificate of Approval of Construction and/or Verification of General Permit Conformance signed by the MCESD and a copy of the as-built drawings.
- d. Before issuance of Letters of Acceptance by the City's Inspection Services Division, the developer shall provide to the City a final set of as-built mylars of the improvements.

TRACTS AND EASEMENTS`:

1. UTILITIES IN TRACTS. All utilities between lots shall be located entirely within a dedicated tract (20' minimum width).
2. EASEMENTS AND MAINTENANCE RESPONSIBILITY. All associated water and sewer line easements shall be shown on the final plat with maintenance responsibility specified with the final plat notes.
3. RESPONSIBILITY FOR LANDSCAPING IMPROVEMENTS. Indemnity agreements shall be required when substantial improvements and (or) landscaping are proposed within a utility easement. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

CASE NO. 8-PP-2004

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- ◆ Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- ◆ There may be some Ordinance requirements, which apply to your project that aren't included here.
- ◆ Any appeals must be made in writing to the CITY CLERK'S OFFICE.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMITCASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. STREET CROSSINGS. Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
2. SECTION 404 PERMITS. Approval from the Army Corps of Engineers under the conditions of SECTION 404 PERMIT of the Clean Water Act may be required where proposed construction is adjacent to or within washes.
3. DEDICATIONS AND EASEMENTS. All vista corridor easements, drainage easements and easements for storm water storage shall be dedicated on the final plat, and by separate instrument as required and agreed to by city staff, with maintenance the responsibility of the property owner and or the Homeowners Association.

REFUSE REQUIREMENTS:

1. Refuse collection methods and arrangements shall be made prior to final plans approval.

TRAFFIC ORDINANCE REQUIREMENTS:

1. Streets and other related improvements:

ATTACHMENT C

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKEPATH/ SIDEWALK
Internal Drive	Local Residential	30-Foot Tract (Private)	30 Feet BC to BC	Roll Curb	
Accessways	Tract	24-Foot Tract (Private)	24 Feet BC to BC	Roll Curb	

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTSWATER DEVELOPMENT ORDINANCE

1. WATER PROVIDER. City of Scottsdale is responsible for supplying the water to this project.
2. HEALTH AND SAFETY REQUIREMENTS. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
3. DEVELOPMENT FEES. The developer shall pay a development fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. All questions may be referred to Mike Mahoney a 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.
4. WATER METER FEES. Prior to the issuance of any building permit, the developer shall pay a Water Meter Fee for connection to the City water system in accordance with City Ordinance.

SEWER DEVELOPMENT ORDINANCE

1. DEVELOPMENT FEE. The developer shall pay a development fee for city sanitary sewer in accordance with city Ordinance. This fee shall be paid at the time, and as a condition, of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. All questions may be referred to Mike Mahoney at 480 312-5685, Water Resources Analyst, in the City of Scottsdale Water Resources Department.

PLANNING ORDINANCE REQUIREMENTSLOT DESIGN:

1. Lot area and width shall comply with amended R1-7 district standards of case No. 54-ZN-89 #1-8.
2. All lots shall abut a public or private street, or private accessway, furnishing satisfactory access thereto in accordance with case No. 54-ZN-89 #1-8, as shown on the preliminary plat submitted by Landmark Engineering, dated 05-06-04.

GRADING:

1. Prior to final plans submittal a grading report shall be submitted indicating methods and sequencing of grading, proposed locations for stockpiling or disposing of unused materials, and plans for minimizing wind and water erosion on graded areas during development and construction.

OTHER:

1. Comply with conditions of case No.: 54-ZN-89 #1-8 and 36-DR-2004.

Stipulations for Case: DC Ranch Parcel 1.12 Townhomes Case 36-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Artisan Homes with a plan date of 5/14/04 provided on the plans by city staff.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the preliminary plat submitted by Landmark Engineering INC. with a plan date of 5/6/04.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan, sheet L1.01, submitted by Artisan Homes with a plan date of 2/27/04.
 - d. Walls, fences, and entry gates shall be constructed to be consistent with the conceptual landscape and walls plan, sheet L1.02, submitted by Artisan Homes with a plan date of 2/27/04.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
7. Dooley wall and chain link fencing shall not be allowed.

SITE DESIGN:

DRB Stipulations

8. The developer shall submit a dimensioned site plan showing all site improvement and demonstrating compliance with case 54-ZN-89 #1-8, amended development standards.

OPEN SPACE:

Ordinance

- A. With the final plans submittal, the developer shall submit an open space plan demonstrating compliance with the parking lot landscaping requirements of Zoning Ordinance.

LANDSCAPE DESIGN:

DRB Stipulations

- 9. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 10. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
- 11. Non-indigenous plant materials, which have a potential of exceeding 20 feet in height, are not to be introduced on the site, except as approved by Project Coordination Manager, in compliance with 54-ZN-89#1-8, or as previously approved through the Planning Master Plans for Planning Units 1 (PMP).

Ordinance

- B. The maximum allowable non-ADWR-PHX plants in all residential common areas shall comply with the City Code.
- C. If model homes are provided, they shall comply with the City Code. The landscape plans for any model home(s) shall be submitted for final plans review and approval.
- D. Landscaping and plant material shall be consistent with the PMP, to the satisfaction of Planning and Development Services' Plan Review staff.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

- 12. All exterior luminaries shall be consistent with the approved PMP and the Thematic Character Study for planning units II & IV.
- 13. If parking lot lighting is proposed, it shall return to the Development Review Board for subsequent approval.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 14. Bike rack designs comply with the approved DC Ranch bike rack.

Ordinance

- E. The developer shall provide a minimum of 8 bike parking space adjacent to the pool.
- F. The developer shall provide a minimum of 3 accessible stalls, one of which shall be van accessible, disturbed through the project.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 15. No exterior vending or display shall be allowed.
- 16. Flagpoles, if provided, shall be one piece, conical, and tapered.

Ordinance

- G. All signs shall be consistent with the approved Thematic Character Study for Planning Units II and IV, to the satisfaction of Planning and Development Services' Plan Review staff.

RELEVANT CASES:

Ordinance

- H. At the time of review, the applicable zoning, and DRB case(s) for the subject site were: 54-ZN-89 #1-8 and 8-PP-2004.